

When recorded Mail to:

City of Goodyear
City Clerk / KGR
1900 N. Civic Square
Goodyear, Arizona 85395
QS - 57

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

GRANTOR:

**ALDI (ARIZONA), LLC, a Delaware
limited liability company**

GRANTEE:

**CITY OF GOODYEAR, an Arizona
Municipal Corporation**

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ALDI (ARIZONA), LLC, a Delaware limited liability company** (“Grantor”) does hereby grant and convey to the **CITY OF GOODYEAR, an Arizona Municipal Corporation**, (“Grantee”), its successors and assigns, the following real property, together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2022.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
ALDI (ARIZONA), LLC,
a Delaware limited liability company

BY: Aldi Inc.,
An Illinois corporation
ITS: Sole Member.

BY: _____

NAME: _____

TITLE: _____

State of _____)
)ss.
County of _____)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this
____ day of _____, 2022 by _____, the
_____ of Aldi, Inc., an Illinois corporation and sole member of **ALDI**
(ARIZONA) LLC, a Delaware limited liability company, who, being duly authorized to do so,
executed the foregoing instrument (Special Warranty Deed) on behalf of said limited liability
company.

Notary Public

Signatures, Acknowledgments and Exhibits on Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona Municipal Corporation

BY: _____

Julie Karins

ITS: City Manager

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this day of _____, 2022 by Julie Karins, as _____ City Manager of the **CITY OF GOODYEAR, an Arizona municipal corporation**, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT “A”

LEGAL DESCRIPTION

**LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
ROOSEVELT ST. & ESTRELLA PARKWAY
APN 500-16-382D
GOODYEAR, ARIZONA**



DATE: 7/27/22
Job No. P5712
Page 1 of 1

BEING A PORTION OF LOT 2, ALDI ESTRELLA COMMONS, RECORDED IN BOOK 1475 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2638.91 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, A DISTANCE OF 110.17 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ALDI ESTRELLA COMMONS ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, ALDI ESTRELLA COMMONS, A DISTANCE OF 14.74 FEET;

THENCE SOUTH 79 DEGREES 35 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, ALDI ESTRELLA COMMONS, A DISTANCE OF 59.16 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 54 SECONDS WEST, A DISTANCE OF 73.01 FEET TO THE WEST LINE OF SAID LOT 2, ALDI ESTRELLA COMMONS;

THENCE NORTH 00 DEGREES 27 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, ALDI ESTRELLA COMMONS, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 439 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

N.W. COR., SEC. 5
T.1N., R.1W.
CALCULATED POSITION
PER BK. 1413, PG. 15



N00°26'05"E 2638.91'
(BASIS OF BEARINGS)

P.O.C.
WEST 1/4 COR., SEC. 5
T.1N., R.1W.
FD. B.C.H.H.

P.O.B.
N.W. CORNER OF LOT 2
ALDI ESTRELLA COMMONS

ROOSEVELT STREET

S89°18'54"E 110.17'

S00°41'06"W 42.50'

N00°27'24"E 10.00'

S89°18'54"E 14.74'

S79°35'02"E 59.16'

LOT 2
APN 500-16-382D

N89°18'54"W 73.01'

LOT 1
APN 500-16-382C

ESTRELLA PARKWAY

SIG

A RICK ENGINEERING COMPANY

**SURVEY INNOVATION
GROUP, INC.**

Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

**RIGHT OF WAY DEDICATION
ESTRELLA COMMONS
GOODYEAR, ARIZONA**

DRAWING:	RW2.DWG			
JOB#	P5712	SCALE:	1"=60'	SHT: 1 OF 1
DRAFTER:	DSR	CHK:	JH	DATE: 7/27/22